

ENGINEER  
DENN ENGINEERS  
3914 DEL AMO BLVD., STE. 921  
TORRANCE, CA 90503  
(310) 542-9433

IN THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

DEPT OF REGIONAL PLANNING  
APR 19 2012 TENTATIVE  
RECEIVED CS INDEX NO.

DATE 3-15-12  
GARY J. ROEHL R.C.E. 30826



10-358

LEGEND

EXISTING BUILDING

CONCRETE

BRICK

WOOD DECK

+106.76 EXISTING ELEVATION

EXISTING CONTOUR

BLOCK WALL

EXISTING FENCE

BCR BEGINNING OF CURB RETURN

C/L CENTERLINE

E/LY EASTERLY

FD FOUND

FF FINISH FLOOR

FL FLOW LINE

GFF GARAGE FINISH FLOOR

GM GAS METER

GW GUY WIRE

L&T LEAD AND TAG

MH MANHOLE

N/LY NORTHERLY

PC PROPERTY CORNER

PL, P/L PROPERTY LINE

PP POWER POLE

S&W SPIKE AND WASHER

S/LY SOUTHERLY

SPK SPIKE

SSMH SANITARY SEWER MANHOLE

STK STAKE

STLT STREET LIGHT

TC TOP OF CURB

TW TOP OF WALL

TX TOP OF DRIVEWAY APRON

W/LY WESTERLY

WM WATER METER

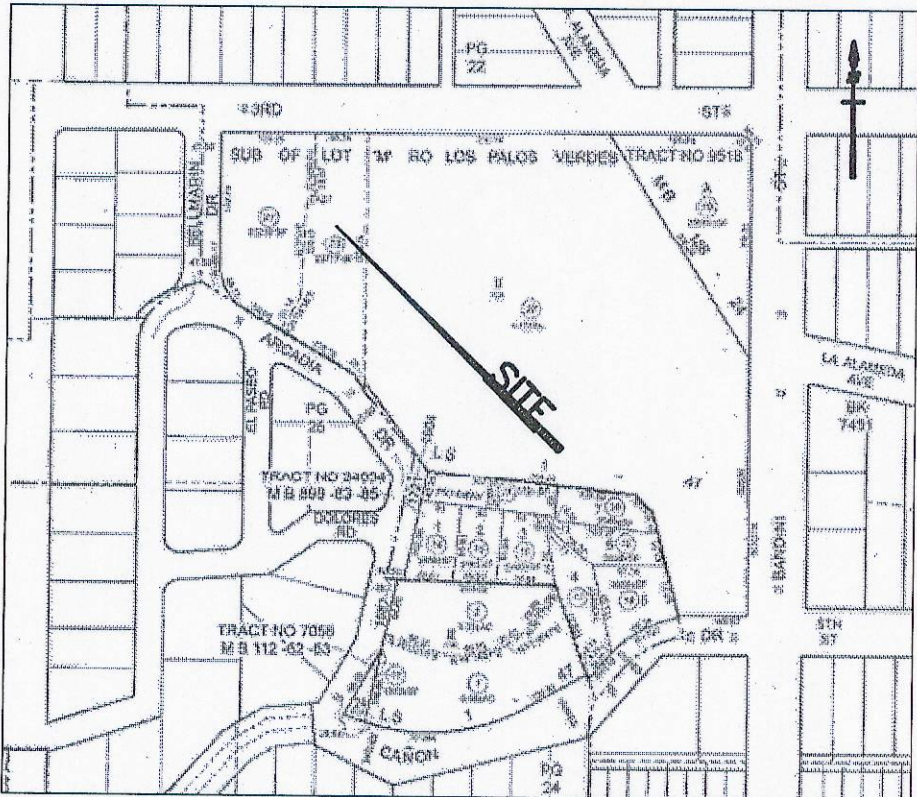
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

EXISTING ZONING R-2  
GENERAL PLAN CATEGORY 1  
PROPOSED DENSITY 12 DU/ACRE  
(SEE RESIDENTIAL INFILL STUDY)

SUBDIVIDER\OWNER  
BELLA ARCADIA DEVELOPMENT, LLC  
414 MONTEREY BOULEVARD  
HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION  
PARCEL 2 OF CERTIFICATE OF COMPLIANCE  
NO. RLLA 2010 00020 RECORDED MAY 2,  
2011 AS DOCUMENT NO. 20110628880, O.R.



VICINITY MAP  
NOT TO SCALE

UTILITIES  
WATER: CAL WATER  
POWER: SO. CAL EDISON  
SEWER: L.A. COUNTY

- NOTES
1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS

3. THIS IS A 7 UNIT CONDOMINIUM PROJECT.

4. THERE IS NO OAK TREE ON THIS LOT

5. ZONE: L.A. COUNTY R2YY

FLOOD  
FEMA MAP NO. 06037C2031F  
COMMUNITY NO. 065043  
PANEL NO. 2031 F  
FLOOD ZONE: X  
EFFECTIVE DATE: 9-26-2008

FILL = 2,636 CU.YD.  
CUT = 878 CU.YD

